



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

OCTOBER 16, 2003

PRESENT: FRUIT, KENNETT, MARTIN

ABSENT: PYLE

LATE: NONE

STAFF: Senior Planner (SP) Linder

REGULAR MEETING

Chair Martin called the meeting to order at 7:00 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chair Martin opened/closed the public hearing.

MINUTES:

OCTOBER 2,
2003

BOARD MEMBERS FRUIT/MARTIN MOTIONED TO APPROVE THE OCTOBER 2, 2003 MINUTES AS WRITTEN. THE MOTION PASSED AS FOLLOWS:

AYES: FRUIT, MARTIN

NOES: NONE

ABSTAIN: KENNETT

ABSENT: PYLE

NEW BUSINESS:

1. **SITE REVIEW AMENDMENT, SRA-94-01: WALNUT GROVE – SHELL OIL:** : A request to alter the exterior of the existing shell gas station, mini-mart, and canopy located at 810 E. Dunne Ave. in the Lawrence Oaks Shopping Center in the CG, General Commercial zoning district. (APN 817-11-043)

CHAIRMAN MARTIN OPENED THE PUBLIC HEARING, BOARD MEMBERS KENNETT/FRUIT MOTIONED TO CONTINUE SRA 94-01 TO THE NOVEMBER 6, 2003 MEETING. THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, MARTIN
NOES: NONE
ABSTAIN: NONE
ABSENT: PYLE

2. **SITE REVIEW, SR-03-09: VINEYARD-MANGANO (PTM BUSINESS PARK):** A request for site and architectural approval for construction of a one-story 32,424 sq. ft. light industrial building with four tenant spaces located on a 2.30-acre project site at the southwest corner of the intersection of Vineyard Blvd. and Mast St. (APN 817-02-043)

BOARD MEMBERS FRUIT/KENNETT MOTIONED TO APPROVE THE MITIGATED NEGATIVE DECLARATION. THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, MARTIN
NOES: NONE
ABSTAIN: NONE
ABSENT: PYLE

BOARD MEMBERS FRUIT/KENNETT MOTIONED TO APPROVE RESOLUTION 03-028, WITH THE ADDITION OF THE FOLLOWING CONDITIONS OF APPROVAL:

- A. **Prior to the issuance of a building permit, the following site, building and grading changes shall be made and approved by a subcommittee of the Board:**
 1. Eliminate the inconsistencies between the site, landscape and grading plan.
 2. Provide a detail of the type of fencing proposed along the westerly property line
 3. The side walk locations should be consistent between the site, landscape and grading plans.
 4. The electrolier locations relative to the type of sidewalk show should be confirmed with the public works department.
 5. The current location of the transformer and staffs recommendation to move it further on-site will require an access easement.
 6. The enclosure proposed around the transformer may have to be enlarged to accommodate the clearances required by PG & E. Give specific details on the method of screening on landscape plan. Do the same for all backflow devices.

7. The handicap path from the sidewalk to the parking lot is too narrow it should be 5ft. wide. The path should also line up with the handicap space walkway. The handicap parking may also be required at the back of the structure depending upon the internal use of the building.
8. Specify what type of finish is proposed on the building and the material used for the diamond shaped accents.
9. Provide details and product data for the exterior building lights.
10. The building entrances should be highlighted with a bolder distinct color to minimize the linear appearance of the building. Similar technique used in the M.H. Business Ranch on Technology Dr.

B. Prior to the issuance of a building permit, the following landscape plan amendments shall be reviewed and approved by the Board:

1. The coffee trees proposed along the westerly property line will grow too big for the 5 ft. wide planter another type of tree should be selected.
2. Incorporate boulders.
3. Too many Italian Cypress at the front of the building. Use Spartan Junipers instead.
4. Use canopy trees in the landscape planter islands.
5. Use Liquid Ambers between the Alders. Create a triangular spacing between the trees.
6. King Palms will not survive in this area. Use Queen or Windmill palms. Bermuda grass not recommended, use fescue.
7. Ivy is not recommended use manzanita, myoporum or vinca minor for ground cover.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, MARTIN
NOES: NONE
ABSTAIN: NONE
ABSENT: PYLE

ANNOUNCEMENTS:

ADJOURNMENT: Chair Martin adjourned the meeting at 8:05 p.m.

MINUTES PREPARED BY:

TERRY LINDER
Meeting Coordinator

